058.0	0009	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	676,700 / 676,700
					USE VALUE:	676,700 / 676,700
					ASSESSED:	676,700 / 676,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS BETH A
Owner 2:	
Owner 3:	
Street 1:	27 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,889 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Vinyl Exterior and 1658 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4889.000	276,200	3,800	396,700	676,700
Total Card	0.112	276,200	3,800	396,700	676,700
Total Parcel	0.112	276,200	3,800	396,700	676,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.14 | /Parcel: 408.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38872
GIS Ref:
GIS Ref:
Insp Date: 10/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,300	3800	4,889.	396,700	676,800	676,800	Year End Roll	12/18/2019
2019	101	FV	217,500	3800	4,889.	396,700	618,000	618,000	Year End Roll	1/3/2019
2018	101	FV	217,500	3800	4,889.	266,300	487,600	487,600	Year End Roll	12/20/2017
2017	101	FV	217,500	3800	4,889.	255,000	476,300	476,300	Year End Roll	1/3/2017
2016	101	FV	217,500	3800	4,889.	232,300	453,600	453,600	Year End	1/4/2016
2015	101	FV	205,300	3800	4,889.	187,000	396,100	396,100	Year End Roll	12/11/2014
2014	101	FV	205,300	3800	4,889.	167,200	376,300	376,300	Year End Roll	12/16/2013
2013	101	FV	205,300	3800	4,889.	158,700	367,800	367,800		12/13/2012

!5005!

PRINT

Date	Time
12/10/20	19:57:36

LAST REV

Date	Time
10/09/19	14:31:32
apro	
5005	

USER DEFINED

Prior Id # 1:	38872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEDLANDER ROB	27319-46		5/23/1997	Family	99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2015	1676	Re-Roof	8,600					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Inspected	BS	Barbara S
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Measured	189	PATRIOT
2/22/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1918		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4889		Sq. Ft.	Site		0	70.	1.16	11									396,669						396,700	

Total AC/HA: 0.11224 | Total SF/SM: 4889 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 396,669 | Spl Credit | Total: 396,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15663445
Const Adj.:	0.98990101
Adj $ / SQ:	148.844
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400348
Depreciation:	124108
Depreciated Total:	276240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

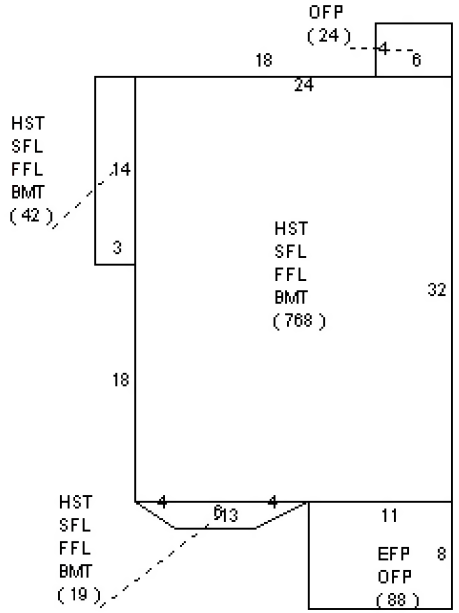
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.84
Special Features:	0	Val/Su Net:	89.04
Final Total:	276200	Val/Su SzAd	133.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	829	44.650	37,017
FFL	First Floor	829	148.840	123,392
SFL	Second Floor	829	148.840	123,392
HST	Half Story	415	89.310	37,017
OFP	Open Porch	112	30.920	3,463
EFP	Enclos Porch	88	57.580	5,067

Net Sketched Area:	3,102			Total:	329,348
Size Ad	2072.5	Gross Are	3516	FinArea	1658

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0009-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1915	19.13	T	50	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800